

CITY COUNCIL
CITY OF WICHITA
K A N S A S

City Council Meeting
March 27, 2001, 9:00 A.M.

City Hall
455 North Main

ORDER OF BUSINESS

- Call to Order
- Invocation – Rev. David McCord, Westside Christian Church
- Pledge of Allegiance
- Approve the minutes of the previous meeting

AWARDS AND PRESENTATIONS

- Proclamations

PUBLIC AGENDA

1. Robert B. Coyle – Property Removal from Residence.
2. Antoine Thompson – Dance Hall and Cabaret Operation Hours.

NEW BUSINESS

3. Letter of Intent for Industrial Revenue Bonds – Cambridge Suites Hotel Expansion. (District I)

Cambridge Suites is requesting a Letter of Intent for issuance of Industrial Revenue Bonds in the amount of \$2 million with a tax abatement.

RECOMMENDED ACTION: Approve the Letter of Intent and tax abatement;
authorize necessary signatures.

4. [Letter of Intent for Industrial Revenue Bonds – Rand Graphics, Inc.](#) (Districts IV and V)

Rand Graphics is requesting a Letter of Intent for Industrial Revenue Bonds in an amount not to exceed \$10 million

RECOMMENDED ACTION: Close the public hearing; approve the Letter of Intent and tax exemption; authorize necessary signatures.

5. [Tax Exemption Request – Commercial Aircraft Products, Inc.](#) (District IV)

Commercial Aircraft is requesting approval of a five-plus-five year 100 percent economic development tax exemption on additional manufacturing space and new equipment in conjunction with its expansion project.

RECOMMENDED ACTION: Close the public hearing; approve the tax exemption and first reading of the Ordinance.

6. [Resolution Considering the Establishment of a Redevelopment District \(Tax Increment Financing\) for Wichita Area Builders Association \(WABA\).](#) (District VI)

The Wichita Area Builders Association is requesting the establishment of a Tax Increment Financing (TIF) District for its proposed development of the block at Market and Main (between Pine and Murdock).

RECOMMENDED ACTION: Adopt the Resolution setting the public hearing for May 1, 2001, at 10:30 a.m.

7. [Two-way Midtown Streets.](#) (District VI)

The proposed two-way conversion would involve changing Topeka (from Central to Murdock), Emporia (from north of 10th to 17th), and St. Francis (from north of 10th to 17th) from one-way streets to two-way traffic flow.

RECOMMENDED ACTION: Approve conversion of streets to two-way, or take other action.

8. [Two-way Main Street.](#) (District VI)

It is proposed to change Main Street (from Douglas to Murdock and/or 13th Street) from one-way to two-way traffic flow in accordance with the Core Area Plan.

RECOMMENDED ACTION: Approve implementation of the two-way plan.

9. [Administration of the Special Liquor Tax Program.](#)

In March 2000, COMCARE was approved as program administrator of the Special Liquor Tax Program.

RECOMMENDED ACTION: Approve the Contract; authorize necessary signatures.

10. [Former Arts and Crafts Center Property – 25th Street and Arkansas.](#) (District VI)

Proposals have been received for the use of the City-owned facility at 25th and Arkansas Streets. The proposal received from the Wichita Library's Head Start is recommended.

RECOMMENDED ACTION: Approve the Library Head Start proposal and necessary budget adjustments; authorize Staff to negotiate lease terms and conditions, and the necessary signatures.

11. [Presentation of Convention and Visitors' Bureau Budget for 2001 Implementing the Tourism Master Plan.](#)

RECOMMENDED ACTION: Approve the Contract; authorize budget adjustments and necessary signatures.

CITY COUNCIL AGENDA

12. [Board Appointments.](#)

RECOMMENDED ACTION: Make the appointments.

13. [Proclamations:](#)

--Fair Housing Month

RECOMMENDED ACTION: Authorize issuance of the Proclamations.

CONSENT AGENDA

14. [Report of the Board of Bids and Contracts Dated March 26, 2001.](#)

RECOMMENDED ACTION: Receive and file the report; approve the Contracts; authorize the necessary signatures.

15. Applications for Licenses to Retail Cereal Malt Beverages:

<u>Renewal</u>	<u>2001</u>	<u>(Consumption on Premises)</u>
Maria R. Tena Nhong Nguyen	Angela's Café* My Canh Restaurant*	901 East Central 3205 East 41 st Street
<u>(Consumption off Premises)</u>		
Mark Boswell Mark Boswell	Midway Oil #8 Midway Oil #11	2199 North Woodlawn 895 South Woodlawn

*General/Restaurant - 50% or more of gross receipts derived from sale of food.

RECOMMENDED ACTION: Approve the licenses subject to Staff review and approval.

16. Subdivision Plans and Specifications.

RECOMMENDED ACTION: Approve and advertise for bids to be submitted to the Board of Bids.

17. Preliminary Estimates:

- a) Central Avenue from 100 438 West of C.L. of Woodchuck to 141 175 East of C.L. of Winterset - Central and Ridge Road. (87 N-0128-01 472-83057/706805/200271) Traffic to be maintained during construction using flagpersons and barricades. (District V) - \$3,729,464.85
- b) 2001 Contract maintenance preparatory curb and gutter repairs and miscellaneous concrete repairs - City limits. (472-83333 /132710/) Traffic to be maintained during construction using flagpersons and barricades. (District All) - \$200,000.00
- c) Water distribution system to serve Brush Creek Third Addition - east of Woodlawn, south of 37th Street North. (448-89531/735003/470673) Does not affect existing traffic. (District I) - \$74,000.00
- d) 2001 contract maintenance asphalt thermal crack, slurry seal and various street repairs - north of 55th South, east of 119th Street West. 472-83343/131532/) Traffic to be maintained during construction using flagpersons and barricades. (District III, V & VI) - \$245,000.00
- e) 2001 contract maintenance heater scarification and overlay - various locations. (472-83337/132710/) Traffic to be maintained during construction using flagpersons and barricades. (District I, II, IV & V) - \$265,000.00
- f) Sanitary sewer reconstruction at Pawnee and Topeka - east of Broadway at Pawnee. (468-83075/620284 /660409) Traffic to be maintained during construction using flagpersons and barricades. (District III) - \$111,555.00

(Item 17 continued)

- g) Lateral 458, Southwest Interceptor Sewer to serve Hanhardt Addition - west of Hoover, south of Harry. (468-83125/743848/480536) Traffic to be maintained during construction using flagpersons and barricades. (District V) - \$21,800.00
- h) Bedford and Bedford Courts in Cedar View Second Addition- north of Lincoln, east of Greenwich. (472-83300/765665/490776) Does not affect existing traffic. (District II) - \$353,500.00

RECOMMENDED ACTION: Approve and file.

18. Deeds and Easements:

Waterline Easement dated February 6, 2001, from Wal-Mart Real Estate Business Trust for a tract of land in Lot 1, Block 1, Newmarket Square, an addition to Wichita, Sedgwick County, Kansas (Newmarket Waterline - OCA #734997). No cost to City

RECOMMENDED ACTION: Accept the documents.

19. Petitions for Public Improvements:

- a) [Sanitary](#) sewer to serve Shoal Creek Addition – west of 143rd Street East, south of Central. (District II)
- b) [Storm](#) water sewer to serve Auburn Hills Twelfth Addition – west of 135th Street West, south of Maple. (District V)
- c) [Storm](#) water drain to serve the Gateway Center Addition - south of 13th, east of Greenwich. (District II)
- d) [Paving](#), sanitary sewer, and water distribution system to serve Shelly's Orchard Addition - east of Maize, north of Pawnee. (District V)

RECOMMENDED ACTION: Approve the Petitions; adopt the Resolutions.

20. Minutes of Advisory Boards/Commissions:

Design Council, 1-18-2001
District III Advisory Board, 1-30-2001
Design Council, 1-31-2001
District III Advisory Board, 2-6-2001
District IV Advisory Board, 2-7-2001
Metropolitan Area Planning Commission, 2-8-2001
Board of Electrical Appeals, 2-13-2001
Design Council, 2-15-2001

RECOMMENDED ACTION: Receive and file.

21. Annual Reports of Advisory Boards/Commissions – Year Ending December 31, 2000:

Deferred Compensation Board
Wichita Employees' Retirement System
Police and Fire Retirement System
Historic Preservation Board

RECOMMENDED ACTION: Receive and file.

22. Consideration of Street Closures/Uses.

RECOMMENDED ACTION: Approve the street closures/uses.

23. Agreements/Contracts:

- a) [Construction](#) engineering – Central Street – Big Ditch to Woodchuck. (District V)
- b) [Street](#) resurfacing – Kellogg – Turnpike east to 127th Street. (District II)
- c) [Easement](#) encroachments. (Districts I, III, V, and VI)
- d) [Helicopter](#) maintenance – Police Department.
- e) [Ralph](#) Wulz Tennis Center. (District VI)
- f) [Easement](#) encroachment – 140 North Mosley. (District VI)
- g) [Amendment](#) for recycling collection services.
- h) [Wholesale](#) water service – Kechi.

RECOMMENDED ACTION: Approve the Agreements/Contracts; authorize the necessary signatures.

24. Design Services Agreements:

- a) [Supplemental](#) – Museum District Roadway. (District VI)
- b) [Arterials](#), bridges, and water program. (Districts I, II, III, and IV)

RECOMMENDED ACTION: Approve the Agreements/Contracts; authorize the necessary signatures.

25. Community Lake Assistance Grants – Park and Recreation.

RECOMMENDED ACTION: Approve the applications and receipt of funds; authorize the necessary signatures.

26. Trustee Request to Sell IRB Property; Series XIV-A, 1996 – Historic Hotel Partners of Wichita, L.P.
(District VI)

RECOMMENDED ACTION: Approve the sale of property;
adopt the Resolution; authorize
necessary signatures.

27. Property Acquisition:

- a) 465 Courtleigh. (District II)
- b) 463 Windsor. (District II)
- c) 17 Drury. (District II)
- d) Vicinity of 33rd Street North and Ohio. (District VI)

RECOMMENDED ACTION: Approve the budgets and Contracts; authorize the
necessary signatures.

28. Budget Adjustment – Property Management Special Revenue Fund.

RECOMMENDED ACTION: Approve the proposed budget adjustment.

29. Second Reading Ordinances: (First read March 20, 2001)

- a) 21st Street North Improvement – 119th Street West to Maize Road. (District V)

An Ordinance declaring 21st Street North, between 119th Street West and Maize Road, 472-83364, to be a main traffic way within the City of Wichita, Kansas; declaring the necessity of and authorizing certain improvements to said main traffic way; and setting forth the nature of said improvements, the estimated costs thereof, and the manner of payment of same.

- b) Kansas Independent College Finance Authority.

An Ordinance approving and authorizing the City of Wichita, Kansas, to enter into the first amended and restated Interlocal Cooperation Agreement with various cities in the State of Kansas, which agreement amends and restates the Interlocal Cooperation Agreement creating the Kansas Independent Finance Authority.

- c) Wrecker Service Charges Ordinance.

An Ordinance amending Section 3.49.130 of the Code of the City of Wichita, Kansas, pertaining to mileage and storage fees charged by emergency wrecker companies, and repealing the original of said section.

(Item 29 continued)

- d) ZON2001-00004, CUP2001-00003, DP-196 Amendment No. 2 - southeast corner of Kellogg and Greenwich Road. (District II)

An Ordinance changing the zoning classifications or districts of certain lands located in the City of Wichita, Kansas, under the authority granted by the Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by City of Wichita Code Section 28.04.210, as amended. ZON2001-00004

- e) ZON2001-00006 –Southeast corner of Tyler and McCormick. (District V)

An Ordinance changing the zoning classifications or districts of certain lands located in the City of Wichita, Kansas, under the authority granted by the Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by City of Wichita Code Section 28.04.210, as amended. ZON2001-00006

- f) ZON2001-00007 – South side of Central and East of the Wichita-Valley Center Floodway. (District V)

An Ordinance changing the zoning classifications or districts of certain lands located in the City of Wichita, Kansas, under the authority granted by the Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by City of Wichita Code Section 28.04.210, as amended. ZON2001-00007

- g) A 98-33 - West of 119th Street West, between 9th Street North and 25th Street North. (District V)

An Ordinance including and incorporating certain blocks, parcels, pieces and tracts of land within the limits and boundaries of the City of Wichita, Kansas. A98-33

- h) A 01-04 – Portion of 119th Street West, north of 21st Street North. (District V)

An Ordinance including and incorporating certain blocks, parcels, pieces and tracts of land within the limits and boundaries of the City of Wichita, Kansas. A01-04

- i) A01-05 – Southwest corner of 45th Street North and Oliver. (District I)

An Ordinance including and incorporating certain blocks, parcels, pieces and tracts of land within the limits and boundaries of the City of Wichita, Kansas. A01-05

Paving Projects: (First read March 20, 2001)

- a) (490-600/764985/472-82276)

An Ordinance levying assessments on lots, pieces, and parcels of land in the City of Wichita, Kansas, for the purpose of paying a portion of the cost of improving of the west half of Lark from the south line of Park Glen Addition to the south line of Grant and concrete Sidewalk on the west side of Lark - north of Pawnee, west of Lark.

- b) (490-708/765597/472-82385)

An Ordinance levying assessments on lots, pieces, and parcels of land in the City of Wichita, Kansas, for the purpose of paying a portion of the cost of improving of Pawnee Court to serve Lots 1 through 12, Block 1, Wilderness at the Park Addition - south of Pawnee, east of Maize.

(Item 29 continued)

c) 490-328/762252/472-82404)

An Ordinance levying assessments on lots, pieces, and parcels of land in the City of Wichita, Kansas, for the purpose of paying a portion of the cost of improving of an Alley between Broadway and Topeka from the north line of English to the south line of William, English Addition - south of William, east of Broadway.

d) (490-379/762765/472-82504)

An Ordinance levying assessments on lots, pieces, and parcels of land in the City of Wichita, Kansas, for the purpose of paying a portion of the cost of improving of Suncrest from the west line of Westridge Village Addition to the west line of Holland Lane to serve Lots 7 through 13, Block E, Westridge Village Addition - west of Ridge, north of 13th Street North.

e) (490-731/765620/472-82812)

An Ordinance levying assessments on lots, pieces, and parcels of land in the City of Wichita, Kansas, for the purpose of paying a portion of the cost of improving of Regency Lakes, Mainsgate, Brandon, Regency Lakes Court, Mainsgate Court, Brandon Circle - north of 21st Street North, west of Greenwich Road.

f) (490-727/765616/472-82831)

An Ordinance levying assessments on lots, pieces, and parcels of land in the City of Wichita, Kansas, for the purpose of paying a portion of the cost of improving of Maple Dunes Courts adjacent to Lots 9 through 17, Block 4, Maple Dunes Addition - north of Maple, east of 135th Street West.

g) (490-714/765603/472-82834)

An Ordinance levying assessments on lots, pieces, and parcels of land in the City of Wichita, Kansas, for the purpose of paying a portion of the cost of improving of Oak Ridge Circle from the east line of Tyler to include the cul-de-sac, serving Lots 2 through 14 inclusive, Block 1 - north of 29th Street North, east of Tyler.

h) (490-541/764381/472-82851)

An Ordinance levying assessments on lots, pieces, and parcels of land in the City of Wichita, Kansas, for the purpose of paying a portion of the cost of improving of Patterson from Broadway to the east line of Henry Jones Addition - south of 31st Street South, west of Broadway.

i) (490-596/764944/472-82904)

An Ordinance levying assessments on lots, pieces, and parcels of land in the City of Wichita, Kansas, for the purpose of paying a portion of the cost of improving of 151st Street West from the north line of US Highway 54, north to the north line of Hendryx - north of Kellogg, east of 151st Street West.

j) (490-599/764977/472-82936)

An Ordinance levying assessments on lots, pieces, and parcels of land in the City of Wichita, Kansas, for the purpose of paying a portion of the cost of paving of Lark from the north line of Pawnee to the north line of Lot 7, Block 5 - north of Pawnee, west of Maize.

(Item 29 continued)

k) (490-681/765570/472-83073)

An Ordinance levying assessments on lots, pieces, and parcels of land in the City of Wichita, Kansas, for the purpose of paying a portion of the cost of improving of Zelta/Laguna, Laguna Court, Zelta Courts, and; Sidewalk on the west and north sides of Zelta/Laguna from the north line of Lincoln to the east line of Lot 18, Block 1, Woodland Lakes Estates 2nd Addition - north of Harry, east of Greenwich.

l) (490-723/765612/472-83076)

An Ordinance levying assessments on lots, pieces, and parcels of land in the City of Wichita, Kansas, for the purpose of paying a portion of the cost of improving of Georgia, Gilda, 42nd Street South, and Sidewalk, all in Wheatland Addition - south of MacArthur, west of Hoover.

m) (490-682/765571/472-83079)

An Ordinance levying assessments on lots, pieces, and parcels of land in the City of Wichita, Kansas, for the purpose of paying a portion of the cost of improving of Holyoke, from the north line of 25th Street North to the south line of 26th Street North - south of 29th Street North, east of Hillside.

n) (490-686/765575/472-83085)

An Ordinance levying assessments on lots, pieces, and parcels of land in the City of Wichita, Kansas, for the purpose of paying a portion of the cost of improving of Walnut, from the north line of Barbara to 458' north of Barbara - north of 31st Street South, east of Seneca.

o) (490-687/765576/472-83086)

An Ordinance levying assessments on lots, pieces, and parcels of land in the City of Wichita, Kansas, for the purpose of paying a portion of the cost of improving of Barbara, from the east line of Seneca to the west line of Osage to serve F.A. Brown's Addition; Heersche's Replat; Taton Addition; Gold's Addition; Sedona Addition and Palin Addition, - north of 31st Street South, east of Seneca.

p) (490-706/765595/472-83100)

An Ordinance levying assessments on lots, pieces, and parcels of land in the City of Wichita, Kansas, for the purpose of paying a portion of the cost of improving of Brentwood from the north line of Clark to the south line of Mt. Vernon - north of Pawnee, east of Hillside.

q) (490-710/765599/472-83107)

An Ordinance levying assessments on lots, pieces, and parcels of land in the City of Wichita, Kansas, for the purpose of paying a portion of the cost of improving of Chateau, Mount Vernon, Smithmoor Street, Leeanne Lane, Smithmoor Ninth Addition - south of Harry, west of Greenwich.

r) (490-701/765590/472-83121)

An Ordinance levying assessments on lots, pieces, and parcels of land in the City of Wichita, Kansas, for the purpose of paying a portion of the cost of improving of Holyoke from the north line of 26th Street North to the south line of 27th Street North - south of 29th Street North, east of Hillside.

(Item 29 continued)

s) (490-705/765594/472-83129)

An Ordinance levying assessments on lots, pieces, and parcels of land in the City of Wichita, Kansas, for the purpose of paying a portion of the cost of improving of Bebe and Irving from the north line of Walker to the west line of Anna - north of Harry, east of Hoover.

t) (490-725/765614/472-83183)

An Ordinance levying assessments on lots, pieces, and parcels of land in the City of Wichita, Kansas, for the purpose of paying a portion of the cost of improving of Hickory Creek, Harvest Lanes, Harvest Lane Courts, and including the cul-de-sac, to serve Hickory Creek Addition - south of 13th, west of 119th Street West.

u) (490-729/765618/472-83187)

An Ordinance levying assessments on lots, pieces, and parcels of land in the City of Wichita, Kansas, for the purpose of paying a portion of the cost of improving of 36th Street North, from the east line of Lot 7, Block 1 to the west line of Ridgewood, and on Ridgewood, from the south line of 37th Street North to the south line of 36th Street North - east of Oliver, south of 37th Street North.

v) (490-728/765617/472-83189)

An Ordinance levying assessments on lots, pieces, and parcels of land in the City of Wichita, Kansas, for the purpose of paying a portion of the cost of improving of Jewell Circle, from the west line of Lot 24, Block 1 to and including cul-de-sac; Rita, from the south line of Jewell Circle to the west line of Maize Road; and Rita Court, from the south line of Rita to and including cul-de-sac - north of Pawnee, west of Maize.

w) (490-743/765632/472-83231)

An Ordinance levying assessments on lots, pieces, and parcels of land in the City of Wichita, Kansas, for the purpose of paying a portion of the cost of improving of Decel and Left Turn Lanes in 21st Street North from the northwest corner of Lot 1, Block 1 - south of 21st, west of Webb.

x) (490-749/765638/472-83242)

An Ordinance levying assessments on lots, pieces, and parcels of land in the City of Wichita, Kansas, for the purpose of paying a portion of the cost of improving of Limuel Circle from the north line of the plat, south to and including the cul-de-sac - south of Maple, east of 135th Street West.

RECOMMENDED ACTION: Adopt the Ordinances.

PLANNING AGENDA

NOTICE: Public hearing on planning items is conducted by the MAPC under provisions of State law. Adopted policy is that additional hearing on zoning applications will not be conducted by the City Council unless a statement alleging (1) unfair hearing before the MAPC, or (2) alleging new facts or evidence has been filed with the City Clerk by 5p.m. on the Wednesday preceding this meeting. The Council will determine from the written statement whether to return the matter to the MAPC for rehearing.

- *30. [DED2001-05](#) – Dedication of Utility Easement Located South of 13th Street, East of Hoover. (District VI)

RECOMMENDED ACTION: Accept the Dedication.

- *31. [DED2001-06](#) – Contingent Street Right-of-way Dedication Located South of 13th Street, East of Hoover.
(District VI)

RECOMMENDED ACTION: Accept the Dedication

- *32. [DED2001-07](#) – Dedication of Utility Easement Located West of Seneca, South of MacArthur. (District IV)

RECOMMENDED ACTION: Accept the Dedication

- *33. [SUB2000-82](#) – Plat of Savannah Place Addition Located on the West Side of Tyler, South of Maple. (District V)

RECOMMENDED ACTION: Approve the Documents and Plat;
authorize necessary signatures;
adopt the Resolutions.

- *34. [SUB2001-01](#) – The Lochs at Aberdeen Located on the North Side of 21st Street North, East of 119th Street West.
(District V)

RECOMMENDED ACTION: Approve the Documents and Plat;
authorize necessary signatures;
adopt the Resolutions.

- *35. [A01-02](#) – Request to Annex Land Generally Located ¼ Mile North of 47th Street South, West of Meridian.
(District IV)

RECOMMENDED ACTION: Approve the annexation and first
reading of the Ordinance.

AIRPORT AGENDA

NOTICE: The City Council is meeting as the governing body of the Airport for consideration and action on items on this Agenda, pursuant to State law and City ordinance. The meeting of the Authority is deemed called to order at the start of this Agenda and adjourned at the conclusion.

36. [Airport Development – Upgrade and Expansion of Utility Infrastructure.](#)

RECOMMENDED ACTION: Approve the project; adopt the Resolution;
authorize selection of a consultant.

Adjournment
